



Valley Real Estate

December 2025

Agricultural Comparable Sales Tulare County, California

This document contains information on all agricultural farm sales
over five acres in Tulare County for December 2025

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The information in this report has been obtained from sources deemed reliable, but not guaranteed.

Acres	Crop	Area	Location	Book Number	APN	Section, Township, Range	Document Number	Date of Recording	Sale Price
50.00	Deciduous Trees	Dinuba	Avenue 400 and Road 56	29	029-160-008	23 16-23	62899	12/1/2025	\$ 1,300,000
77.42	Nuts	Delano	Avenue 16 and Road 128	336	336-010-011,012,014,016,017	20 24-25	63149	12/2/2025	\$ 400,000
5.28	Estate Home	Springville	Meadowlark Ln and Campbell Creek Dr.	219	219-240-019	31 20-29	63156	12/2/2025	\$ 505,000
24.62	Nuts	Ivanhoe	Avenue 320 and Road 160	108	108-080-037	12 18-25	63191	12/2/2025	\$ 300,000
94.75	Navel	Exeter	Mineral King Rd and Road 182	111	111-100-006 111-140-023,27 111-280-016	27 & 28 18-26	63144	12/2/2025	\$ 3,600,000
70.00	Navel Nuts	Visalia	Avenue 340 and Road 144	51	051-090-015,016	34 17-25	63370	12/3/2025	\$ 1,715,000
78.80	Navel Tangerines	Porterville	Avenue 208 and Road 204	214	214-020-014,015,016,017	23 20-26	36376	12/4/2025	\$ 2,719,000
6.34	Dry Pasture	Three Rivers	Mynatt Dr. and Eggers Dr.	68	068-330-021	24 17-28	63576	12/4/2025	\$ 172,500

54.80	Lemons	Elderwood	State Hwy 245 and Boyd Dr.	36	036-020-018 036-040-025	10 & 15 16-26	63948	12/5/2025	\$ 312,500
60.00	Navel	Exeter	Avenue 300 and Road 204	112	112-110-001	25 18-26	63959	12/5/2025	\$ 2,400,000
13.45	Open	Exeter	Avenue 273 and State Hwy 65	136	136-030-008 137-020-001	11 & 14 19-26	63724	12/5/2025	\$ 561,000
13.45	Open	Exeter	Avenue 273 and State Hwy 65	137	136-030-008 137-020-001	11 & 14 19-26	63724	12/5/2025	\$ 561,000
18.00	Grapefruit	Orange Cove	Avenue 450 and Road 136	5	005-070-083	21 15-25	63937	12/5/2025	\$ 670,000
19.38	Open	Dinuba	Avenue 416 and Road 70	12	012-320-009,010	13 16-23	63839	12/5/2025	\$ 1,187,000
275.01	Open Nuts Deciduous Trees Estate Home	Visalia	Avenue 313 and Road 144 Avenue 272 and Road 132 Avenue 271 and Road 128	103	103-010-001,005 108-130-001 123-490-002 124-030-009,014	15 & 22 18-25 16 & 17 19-25	64342	12/9/2025	\$ 3,478,000
275.01	Open Nuts Deciduous Trees Estate Home	Visalia	Avenue 313 and Road 144 Avenue 272 and Road 132 Avenue 271 and Road 128	108	103-010-001,005 108-130-001 123-490-002 124-030-009,014	15 & 22 18-25 16 & 17 19-25	64342	12/9/2025	\$ 3,478,000
275.01	Open Nuts Deciduous Trees Estate Home	Visalia	Avenue 313 and Road 144 Avenue 272 and Road 132 Avenue 271 and Road 128	123	103-010-001,005 108-130-001 123-490-002 124-030-009,014	15 & 22 18-25 16 & 17 19-25	64342	12/9/2025	\$ 3,478,000

275.01	Open Nuts Deciduous Trees Estate Home	Visalia	Avenue 313 and Road 144 Avenue 272 and Road 132 Avenue 271 and Road 128	124	103-010-001,005 108-130-001 123-490-002 124-030-009,014	15 & 22 18-25 16 & 17 19-25	64342	12/9/2025	\$ 3,478,000
270.44	Nuts	Visalia	St. John's Parkway and Ben Maddox	79	079-060-004 098-010-003,015 098-220-018	16 & 21 18-25	64337	12/9/2025	\$ 6,500,000
270.44	Nuts	Visalia	St. John's Parkway and Ben Maddox	98	079-060-004 098-010-003,015 098-220-018	16 & 21 18-25	64337	12/9/2025	\$ 6,500,000
411.91	Nuts	Tipton	Avenue 160 and Road 80	228	228-010-008 228-020-015 228-220-001 228-220-001 228-230-001 228-240-016	16,21,22 21-24	64335	12/9/2025	\$ 11,800,000
119.46	Dry Pasture	Badger	Drum Valley Dr and Drive 152	7	007-090-004	13 15-26	64474	12/10/2025	\$ 800,000
14.13	Olives	Lindsay	Avenue 244 and Road 208	141	141-110-010,053	36 19-26	64468	12/10/2025	\$ 308,000
58.47	Navel Estate Home	Ivanhoe	Avenue 336 and Road 168	52	052-200-022,023,024	31 17-26	64564	12/10/2025	\$ 2,339,000
228.04	Nuts Open	Visalia	Avenue 288 and Road 68	73	073-110-006,037,062 081-090-005	31 & 32 18-24	64633	12/11/2025	\$ 2,250,000

228.04	Nuts Open	Visalia	Avenue 288 and Road 68	81	073-110-006,037,062 081-090-005	31 & 32 18-24	64633	12/11/2025	\$ 2,250,000
19.88	Open Estate Home	Visalia	Avenue 304 and Road 64	73	073-070-013,014	25 18-23	64644	12/11/2025	\$ 300,000
223.51	Vineyards	Lindsay	Avenue 250 and Road 212	141	141-090- 006,012,013,014,015,16,0 17,018,021	25 19-26	64779	12/11/2025	\$ 5,275,000
5.07	Open	Exeter	Avenue 288 and Road 188	133	133-050-012	4 19-26	64911	12/12/2025	\$ 410,000
76.32	Ag Serv (Fertilizer)	Farmersville	Avenue 280 and Road 156	128	128-080-001	1 19-25	64816	12/12/2025	\$ 3,132,500
18.81	Navel	Strathmore	Avenue 208 and Road 224	215	215-360-035	20 20-27	64799	12/12/2025	\$ 640,000
17.32	Tangerine Navel	Lindsay	Avenue 212 and Road 244	216	216-030-023,024,029	22 20-27	64949	12/12/2025	\$ 740,000
20.00	Open	Cutler	Avenue 388 and Road 116	33	033-070-003	36 16-24	64898	12/12/2025	\$ 600,000
47.05	Valencia	Woodlake	Millwood Rd. and Road 184	59	059-140-027	33 17-26	64875	12/12/2025	\$ 1,989,000
80.00	Nuts	Visalia	Avenue 272 and Road 68	119	119-010-010	8 19-24	64936	12/12/2025	\$ 3,200,000

19.65	Lemons	Lindsay	Avenue 216 and Road 224	208	208-110-027	17 20-27	64880	12/12/2025	\$ 800,000
31.30	Residential	Visalia	Avenue 300 and Lovers Ln.	98	098-050-058,067,068	28 18-25	64918	12/12/2025	\$ 4,069,000
20.00	Dry Pasture	Alpaugh	Avenue 64 and Road 64	311	311-080-004	24 23-23	64980	12/12/2025	\$ 30,000
27.13	Olives	Lindsay	Avenue 239 and Road 200	141	141-120-014 199-030-005,006	35 19-26	65358	12/16/2025	\$ 760,000
27.13	Olives	Lindsay	Avenue 239 and Road 200	199	141-120-014 199-030-005,006	35 19-26	65358	12/16/2025	\$ 760,000
39.93	Vineyards	Dinuba	Avenue 392 and Road 80	30	030-040-005	30 16-24	65380	12/16/2025	\$ 1,124,000
160.00	Nuts	Earlimart	Avenue 24 and Road 168	338	338-140-002	17 24-26	65982	12/18/2025	\$ 4,400,000
39.10	Navel	Lindsay	Avenue 234 and Road 242	210	210-110-002,013,014	3 20-27	66016	12/18/2025	\$ 936,000
320.00	Dry Pasture	Woodlake	Dry Creek Rd and North of Lomitas Dr.	64	064-010-018	11 17-27	65880	12/18/2025	\$ 640,000
37.80	Nuts	Lindsay	Avenue 208 and Road 188	198	198-150-005	27 20-26	66190	12/19/2025	\$ 1,040,000

333.11	Nuts	Woodville	Avenue 176 and Road 192	236	236-030-057,058 236-080-033,042,043,044,045	9,15,16 21-26	66293	12/19/2025	\$ 6,300,000
76.93	Nuts	Terra Bella	Avenue 112 and Road 216	302	302-170-015,036,038	29 22-27	66217	12/19/2025	\$ 400,000
1344.60	Nuts	Allensworth	Avenue 16 and State Hwy 43	333	333-020-002,003,004 333-280-002,006,008,009,010 333-300-001,003,004,005,006,007,008 333-310-001 333-320-004,006	25,26,27,36 24-24	66273	12/19/2025	\$ 14,397,500
5.37	Estate Home	Visalia	Avenue 302 and Road 146	103	103-320-004	27 18-25	66209	12/19/2025	\$ 1,175,000
155.52	Open	Tipton	Avenue 152 and Road 72	228	228-260-012	31 21-24	66697	12/22/2025	\$ 1,517,500
44.90	Nuts	Visalia	Avenue 316 and Road 108	77	077-060-022	14 18-24	66773	12/22/2025	\$ 9,783,000
4415.72	Open Dairies Feedlots	Pixley	Avenue 120 and Road 80	293	293-170-001,008,009 293-180-007,008,009,010,011,012,013 293-190-001,003,010,015,018,019,020,027,028,029,030 293-210-015	25 22-23 19,20,21,28, 29,30,31,32 22-24	66670	12/22/2025	\$ 87,000

13.45	Navel	Orange Cove	Avenue 456 and Road 124	5	005-200-010	19 15-25	66830	12/23/2025	\$ 575,000
7.87	Light Mfg General Mfg	Tulare	Bardsley Ave. and Blackstone Ave.	181	181-070-049,051,052	14 20-24	66854	12/23/2025	\$ 6,000,000
80.76	Navel	Porterville	Avenue 184 and Road 204	243	243-010-001	7 21-27	66929	12/23/2025	\$ 3,230,500
39.24	Navel	Woodlake	Avenue 336 and Road 204	59	059-100-013,014	35 17-26	66997	12/23/2025	\$ 1,600,000
9.74	Estate Home	Tipton	Avenue 180 and Road 136	232	232-190-005	10 21-25	66953	12/23/2025	\$ 400,000
38.28	Navel	Lindsay	Avenue 228 and Road 228 Avenue 212 and Road 244	210	210-050-001 216-070-001	9 & 23 20-27	67525	12/29/2025	\$ 1,360,000
40.49	Open	Visalia	Avenue 340 and Road 112	48	048-110-047	36 17-24	67404	12/29/2025	\$ 940,000
19.23	Nuts	Farmersville	Teresa St. and Road 168	111	111-203-024	31 18-26	67459	12/29/2025	\$ 684,000
196.73	Tangerines	Porterville	Avenue 152 and Road 216	240	240-120-045 240-130-010	32 21-27	67503	12/29/2025	\$ 5,350,000
19.00	Tangerines	Plainview	Avenue 184 and Road 208	236	236-050-096	1 21-26	67497	12/29/2025	\$ 1,100,000

106.18	Nuts	Earlimart	Avenue 44 and Road 132	337	337-050-004,005 337-060-013,014,026,027	4 24-25	67517	12/29/2025	\$ 3,500,000
10.01	Nuts	Terra Bella	Avenue 88 and Road 272	323	323-160-031	9 23-28	67356	12/29/2025	\$ 360,000
12.71	Estate Home	Woodlake	Avenue 320 and Road 196	110	110-120-028	10 18-26	67766	12/30/2025	\$ 690,000
73.55	Navel	Visalia	Avenue 352 and Road 132	51	051-050-001,011	21 17-25	68055	12/31/2025	\$ 1,545,000
600.12	Dry Pasture	California Hot Springs	Deer Creek Rd.	325	325-040-007 325-060-001	10 & 11 23-29	67897	12/31/2025	\$ 660,000
69.36	Nuts	Richgrove	Avenue 8 and Road 224	339	339-180-005,020,049	32 24-27	68007	12/31/2025	\$ 2,254,500
9.34	Nuts	Richgrove	Avenue 8 and Road 224	339	339-180-040	32 24-27	68005	12/31/2025	\$ 304,000
11.80	Nuts	Visalia	Mills Dr. and Road 160	103	103-050-047	24 18-25	68080	12/31/2025	\$ 135,500